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Spring 1982

Kobacker Facilities Begin Operations in Rancho Cucamonga

Official opening ceremonies have been held in Rancho Cucamonga for new facilities of Kobacker Stores, one of the nation's leaders in the self-service shoe business.

The firm has opened a 72,000-square-foot regional distribution center on 12.5 acres at 8855 Baker Ave. and a new 4,000-square-foot retail outlet at 9146 Foothill Blvd. in the Music Plaza.

Kobacker President Paul Herreid said there are some 50 new jobs at the distribution center and four more at the retail store.

Herreid said Rancho Cucamonga was chosen because of its excellent highway access, labor force, and reasonably priced land.

The President also noted the assistance of the County Economic Development Department as an important factor in the decision.

County Supervisor Cal McElwain said he was particularly pleased to see the previously vacant building back in operation and commented that he is proud to have Kobacker as an addition to the area's industrial and business community.

The distribution center will maintain an inventory of approximately 500,000 pairs of shoes.

Broker for the real estate transaction was Stuart Klabin and Co.

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SAN BERNARDINO COUNTY
ECONOMIC DEVELOPMENT DEPARTMENT

NEWS LETTER

Published quarterly by the San Bernardino County Economic Development Department to chronicle events and activities relating to the purposeful economic development of San Bernardino County and its communities.

SPRING, 1982

BIG MOLYCORP EXPANSION OPENS AT MOUNTAIN PASS

Molycorp, Inc., a wholly-owned subsidiary of Union Oil of California, has announced that it has started production of high-purity rare earth oxides at a new, $15 million separation plant which is now part of its Mountain Pass complex in eastern San Bernardino County.

The new facilities use a unique solvent extraction technology which has been developed by Molycorp and will increase the company's production of high-purity rare earths by more than 35 percent.

The Mountain Pass facility is the world's largest rare earths mine and chemical complex. It is the location of the intrusive igneous carbonatite mass which supplies the bulk of the world's rare earth.

The new separation plant required the addition of 20 personnel to the facility workforce. Total employment at Mountain Pass is approximately 200 people.

The new rare earth separation circuits will initially produce samarium oxide and gadolinium oxide.

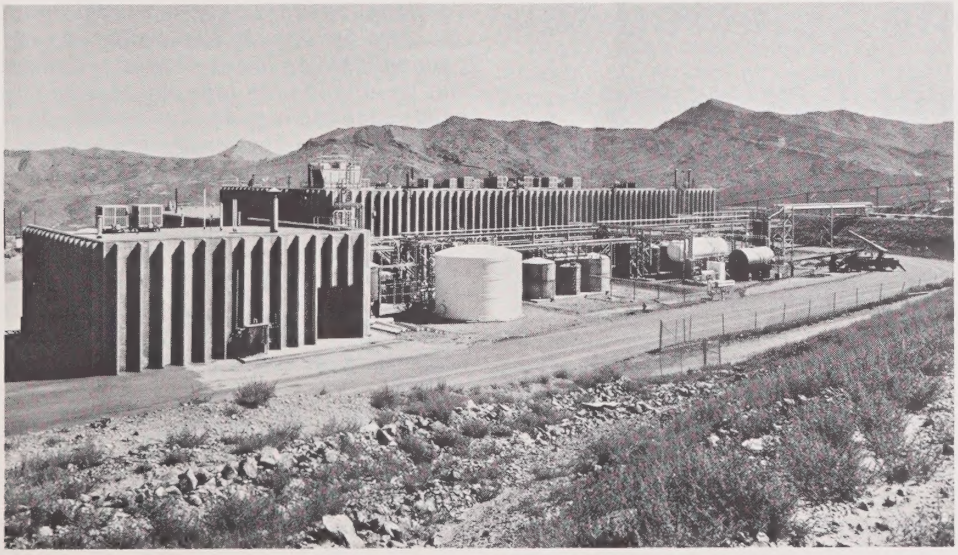
Samarium oxide is used in high-strength permanent magnets for electric motors and for portable stereo tape players and head sets.

Gadolinium oxide is used in phosphors for x-ray intensification screens to reduce patient exposure time by more than half, in magnetic bubble memory systems for information processing equipment, and as an additive to uranium oxide to control the rate of fission in nuclear reactors.

Raw material for separations is supplied from the company's bastnasite mineral deposit at Mountain Pass. The ore is treated by milling and flotation in a unit with capacity to produce 45,000 tons per year of bastnasite concentrate.

The bastnasite is then processed into mixed rare earth chemical concentrates and compounds which are the feedstock for the solvent extraction circuits in the new separation plant. The Molycorp process uses a series of tanks which separate specific rare earth ele-

(Continued on Page 3)



New building at Molycorp's massive Mountain Pass facility is part of a $15 million separation plant which has recently begun production of high-purity rare earth oxides. The structure shown houses new solvent extraction circuits to recover rare earths from the bastnasite minerals mined at Mountain Pass.

California's Biggest Oil Recycling Plant To be Near Fontana

Construction is about to begin near Fontana on what will soon be the largest oil recycling plant in California.

The $5 million project will be built on a four-acre site at 13579 Whittram Ave., and is a joint venture by Lakewood Oil Service Inc. of Santa Fe Springs and Resource Technology of Kansas City.

The plant is scheduled to be in operation this fall, employing 20 to 40 persons and recycling five million gallons of used automotive or industrial oil per year.

The project has been supported by the State Solid Waste Management Board as a means of conserving oil, and financing has been provided through bonds issued by the California Pollution Control Financing Authority.

"The more oil we recycle, the less money we have to pay foreign governments to import oil," said Terry Trumbull, Chairman of the Solid Waste Management Board (SWMB).

Tom Epstein, also of the SWMB, noted that California produces 100 million gallons of waste oil per year and that about two-thirds is illegally dumped with serious detriment to the environment.

"Our plant will reduce that problem by five million gallons," commented

(Continued on Page 7)

San Bernardino County Supervisor Cal McElwain (center) extends official welcome to Ryder Truck Lines as he presents token of esteem to John Mangu, the firm's Vice-President for Real Estate and Property. Looking on is Ryder District Manager Jay Dee Martin.

Construction Now Underway On Ryder Freight Terminal

A major $2.7 million break-bulk freight terminal is currently being constructed by Ryder Truck Lines Inc. near Fontana.

The new facility is being built on 23 acres north of Jurupa Avenue between Mulberry and Calabash Avenues.

Ryder will employ 75 persons with an annual payroll of $1.8 million at the terminal which will also serve as the firm's regional headquarters.

Buildings on the property will total 62,400 square feet including 29,000 square feet of dock area, a 28,000-square-foot repair shop, a 4,200-square-foot office building, and a 1,200-square-foot transportation office.

The facility is scheduled to begin operation following the completion of construction this fall.

John Mangu, Jr., Ryder's Vice-President for Real Estate and Properties, explained that "products will be shipped to the terminal in over-the-road tractors and trailers from various parts of the country. There they will be unloaded and reloaded for local delivery throughout Southern California."

As site preparation work began, welcoming ceremonies were held with County Supervisor Cal McElwain and Fontana Mayor Frank Horzen on hand to greet corporate officials. Also among the numerous community leaders present were representatives of the County Economic Development Commission and Fontana Chamber of Commerce.

The terminal is being built by Huntley Properties Construction of San Bernardino with a separate contract awarded to Fontana Paving. Architectural plans were prepared by Joseph E. Bonadiman and Associates of San Bernardino.

The firm has applied for financing for the project through the issuance of industrial revenue bonds by the County Industrial Development Authority.

Ryder is a nationwide trucking firm with headquarters in Jacksonville, Florida. Annual sales in 1981 totalled $640 million.

Large Adelanto Site Selected for $300 Million Power Converter

Adelanto has been chosen as the location for a $300 million converter and switching station to be constructed as part of the Intermountain Power Project.

The station will create as many as 400 jobs while being built and 50 permanent positions after completion.

Work is scheduled to begin next January and be finished in 1986.

The project will be located on a 288-acre site approximately one and one-half miles west of U. S. Highway 395.

The installation will be the final point in a 500-mile, 500-kilovolt direct current line from a $9 billion, 3,000 megawatt coal-fueled generating station to be built as part of the project at Delta, Utah (about 100 miles southeast of Salt Lake City).

The Adelanto station will convert the power to alternating current for distribution for use by an estimated 2.5 million persons throughout Southern California.

Site dedication ceremonies were recently held in Adelanto for the project with numerous dignitaries in attendance. Among those participating were County Supervisor Robert Older; Adelanto Mayor Charlotte Foster; Los Angeles City Councilwoman Joan Milke Flores; Reece Nielsen, Chairman of the Intermountain Power Agency; IPP Project Engineer

(Continued on Page 6)

Opportunity '82 Fills Red Lion Inn

Opportunity '82, the San Bernardino County Business Outlook Conference, has been held at the Red Lion Inn in Ontario featuring an impressive slate of prominent local speakers.

Sponsored by the County Economic Development Department, the Conference drew a capacity crowd.

After 30 years of joint sponsorship with Riverside County, this year's conference was the first hosted solely by San Bernardino County which will conduct the popular event annually in the future.

Also for the first time, the conference was produced through the assistance and involvement of numerous civic and community leaders who served on a variety of committees.

Co-chairmen of Opportunity '82 were Robert Hammock, Chairman of the County Board of Supervisors, and C. A. Arnold, Managing Director for Smith Tool's San Bernardino plant.

Gil Lara, Vice-President of Larcon Development Co., served as Chairman of the Conference Executive Committee.

Keynote luncheon speaker was Alfred J. Gobar, President of Alfred Gobar Associates, who expressed his views on the dynamic potential of the Inland Empire during the 1980s.

Gobar is a management consultant and financial analyst who has taught at a number of universities in Southern California and lectured throughout the nation.

The morning session of the conference featured five speakers who provided a verbal tour of development throughout the County.

Harold "Tony" Zenz of the County Economic Development Commission and Joe Dilorio of RC Land Company spoke on activities in the West Valley including projects undertaken by Chevron Land Co., Daon Development Corp., Koll Co., and Ontario Industrial Partners. They also discussed Rancho Cucamonga's Industrial Specific Plan, latest plans for the expansion of Ontario International Airport, Fontana's industrial parks, Ethan Allen's new plant in Chino, and the Chino Hills Specific Plan.

An overview of the East Valley was presented by Dennis Hansberger, consultant and former Chairman of the Board of Supervisors, and Col. Stanley D. Berry, Vice Commander of the Ballistic Missile Office, Air Force Systems Command at Norton Air Force Base.

Hansberger called attention to the arrival of Smith Tool in San Bernardino, as well as such projects as the Hub Cities Business Park in Colton and Rialto, and the East Valley Complex in Redlands. He also noted the State College Industrial Park being developed by Campeau Corp. — California, discussed the Rialto Airport Industrial Park, and provided an update on the County redevelopment project in Bloomington.

Col. Berry talked about the increasing impact of the MX missile program and the influx of both military and TRW personnel to the area.

Apple Valley consultant Irving A. Jennings, Jr., a member of the Urban Land Institute, covered the high desert including Southern California's largest break-bulk terminal constructed by Roadway Express, Victorville's new industrial park, and the Intermountain Power Project at Adelanto. He also discussed the expansion of major industries in the desert, increased mining activity, the National Training center at Ft. Irwin, and the experimental energy projects in the Barstow area.

Following the program, those attending the conference had the opportunity to meet with representatives of the various projects at numerous exhibit booths on the conference floor.

During the luncheon, members of the County Board of Supervisors presented Annual Economic Development Awards "for significant contribution to the economy of San Bernardino County."

The new Red Lion Inn opened in December at 222 N. Vineyard Ave., just north of Ontario International Airport.

The $15 million hotel includes 250 guest rooms along with restaurant, lounge, and convention facilities. The hotel employs 225 full-time workers.

In addition to Lara, the Conference Executive Committee included Juan Archuleta of Hesperia, John Creatura of Redlands, James Gilliam of Barstow, Mary Parente of Ontario, Paul Pope of Rancho Cucamonga, Robert Quincey of Ontario, and Tony Zenz of Ontario.

While Board of Supervisors Chairman Robert Hammock served as Co-chairman of the conference, other Supervisors headed special committees. Supervisor Cal McElwain chaired the Attendance and Publicity Committee; Supervisor Bob Older the Awards Committee; Supervisor David L. McKenna the Local Participation Committee; and Supervisor Robert O. Townsend the Program Committee.

The committees were staffed by members of the County Economic Development Commission.

A 30-member conference Steering Committee also played a major part in Opportunity '82.

Serving on the Steering Committee on a Countywide basis were Anthony O. Arnold, President of First Trust Bank of Ontario (representing smaller financial institutions); Otis F. Clopton, District Chairman for the Association of General Contractors; Barbara A. Dillon, Executive Director of the Inland Manpower Association; Ronald B. Hentschel, Vice-President for the Bank of America

(Continued on Page 6)

Major Development For Colton Airport Announced by SBE

SBE Development Inc. of Huntington Beach has announced plans for a major industrial and commercial park in San Bernardino County.

The Hub Cities Business Park is being structured to meet the financial requirements of the current market through innovative user-developer, joint-venture programs.

The project will be located in the area northeast of Valley Boulevard and Riverside Avenue (commonly known as "the Colton Airport"), and is a cooperative effort by the cities of Colton and Rialto.

Developers believe the project will ultimately result in 1,000 to 2,000 new jobs.

The development will consist of approximately 1.4 million square foot of industrial development on 50 acres of property. The buildings will be avail-

(Continued on Page 6)

• MOLYCORP

(Continued from Page 1)

ments from aqueous solutions by using selective organic solvents.

An official inspection tour of the new separation plant was recently conducted with nearly 50 guests in attendance. Among the visitors were County Supervisor Robert Older; Gerald Hillier, District Manager for the Bureau of Land Management; Ray Hunter, Executive Director for the California Mining Association; Philip Blamey, Union Oil Vice-President; and Thomas Sheeman, President of Molycorp.

The tour was conducted by George Duker, General Manager of the Mountain Pass facilities.

BUSINESS STATISTICS & OUTLOOK

by Charles W. Morton

STATE DEPARTMENT OF FINANCE AND BANKS FORECAST GROWTH FOR AREA

The California Department of Finance and three leading banks forecast phenomenal growth for San Bernardino County and the Riverside-San Bernardino area.

The Department of Finance projects San Bernardino County's population growth rate between 1980 and 1990 at 40.3% compared to a 17.58% growth rate for the whole of the state.

The United California Bank's "Forecast 81" ranked the Riverside-San Bernardino area first in employment growth, personal income growth, and population growth among the five top growth areas in the state. The forecast cited expanded facilities at Ontario International Airport and heavy industry moving into the area as contributors to the growth.

The Security Pacific Bank, Research Department, forecasts that "the outlook for healthy levels of residential growth during the decade is bright, since the County has an abundance of developable land and local government policies are generally favorable to additional residential and business development."

The bank's forecast projects that San Bernardino County's transportation and warehousing sector is expected to be an important source of growth during the decade. "San Bernardino County's proximity to the Los Angeles Metropolitan area and its concentration of multiple freight companies, including railroads, trucking, and/or freight operations, makes the county a favorable location for warehousing and distribution activities."

Bank of America's "Economic Outlook California 1982" describes the Riverside-San Bernardino area as possessing a solid employment structure, with extensive service and trade sectors (about 45%). Their outlook states that "Overall, the area has several factors working in its favor. Housing prices are below the state averages, making the region a more affordable place to live. In fact, many local areas will continue to serve as less expensive bedroom communities for people working in Orange, Los Angeles, and San Diego Counties."

TAXABLE RETAIL SALES

Taxable retail sales in the County were up 10.57 percent in the first three quarters of 1981 over the first three quarters of 1980. Sales data for the two periods is depicted in the chart below:

	1980 Sales First Three Quarters	1981 Sales First Three Quarters
Adelanto	$ 2,953,000	$ 3,237,000
Barstow	99,382,000	114,760,000
Big Bear	(a)	33,332,000
Chino	91,881,000	103,685,000
Colton	105,837,000	113,546,000
Fontana	100,616,000	110,771,000
Grand Terrace	12,775,000	15,803,000
Loma Linda	13,440,000	16,387,000
Montclair	177,213,000	201,456,000
Needles	19,895,000	22,154,000
Ontario	283,579,000	324,319,000
Rancho Cucamonga	96,921,000	114,713,000
Redlands	130,214,000	145,243,000
Rialto	107,035,000	118,846,000
San Bernardino	693,325,000	750,459,000
Upland	160,615,000	176,829,000
Victorville	123,005,000	133,695,000
Unincorporated	823,565,000	864,048,000
	$3,041,721,000	$3,363,238,000

(a) Unincorporated in 1980

While sales were up 10.47 percent in 1981, higher prices accounted for most of the apparent gains. This, however, is a good showing considering the nationwide state of the economy.

County Building Permits

County building permits valuation was up in 1981 over 1980. This could be unexpected and surprising considering inflation, high interest rates, and the general downturn in the economy. The chart below reflects a comparison of the two years.

	1980	1981
Adelanto	$ 3,963,374	$ 1,938,228
Barstow	5,444,301	10,452,326
Big Bear	(a)	18,162,134
Chino	29,456,244	22,149,588
Colton	11,066,480	12,470,557
Fontana	39,864,538	29,460,495
Grand Terrace	9,582,141	7,301,160
Loma Linda	4,859,414	10,343,083
Montclair	13,251,790	13,537,214
Needles	1,228,155	2,739,773
Ontario	92,745,231	70,933,879
Rancho Cucamonga	45,788,822	39,043,117
Redlands	18,923,657	17,718,857
Rialto	21,613,332	13,055,299
San Bernardino	86,817,938	76,385,223
Upland	20,785,003	43,089,417
Victorville	12,715,435	12,204,266
Unincorporated	359,971,055	384,900,785
	$778,076,910	$785,885,401

(a) Unincorporated in 1980

An unusually high amount of industrial and commercial construction accounted for 1981's excellent showing. However, the first quarter of 1982 reflects a downturn of 35 percent compared to the first quarter of 1981.

PASSENGER TRAVEL AND CARGO SHIPMENTS UP AT ONT

Air cargo shipments reached an all-time high at the Ontario International Airport (ONT) in December 1981 and passenger travel was up 33 percent over December 1980.

According to Robert Quincey, Airport Manager, the passenger increase can be attributed mostly to Iowa football fans traveling to California to see their team play in the Rose Bowl. Another factor in the increase is that ONT now accommodates wide-body jets which carry many more passengers than normal size jets. Also, unscheduled wide-bodied craft land at ONT when heavy fog prevents them from landing at their originally scheduled destination.

During 1981, however, the recession took its toll and air travel was down ten percent compared to 1980.

Cargo shipments exceeded by far the passenger travel increase and moved up 1,036 percent in December 1981 over December 1980. This amounted to 7,289,455 pounds processed compared to 641,641 the previous year. The December 1981 cargo volume was better than most years in ONT's history. Considering all of 1981, over 19 million pounds were shipped, which more than doubled the 1980 volume.

The large increase in air cargo is credited to United Parcel Service utilizing ONT as a convenient cargo shipping air terminal. We expect the air cargo trend to hold or increase and passenger travel to increase substantially but on a more gradual basis, Quincey said.

The first quarter of 1982 indicated Quincey's projection true. In this quarter, passenger travel was up 26.1 percent over 1981 and cargo shipments up 1,051 percent.

(continued)

INNOVATIVE ENERGY SOURCES

San Bernardino County is scheduled to become the Nation's leader in alternate innovative energy sources. Existing are Solar One and a combined cycle plant, under construction is a coal gasification plant and planned are two new solar plants. *(see articles this page)*

DAGGETT SCHEDULED FOR SECOND SOLAR PLANT

The Acurex Solar Corporation and Phillips Petroleum Company plan to joint venture and privately fund a 10 megawatt solar plant at Daggett, California. The plant site is on 90 acres of Southern California Edison's land adjacent to the existing 10 megawatt $143 million Solar One.

The proposed plant will employ banks of parabolic troughs with accompanying supportive hardware. In this system, the parabolic troughs (7 ft. by 20 ft. each) align on a single axis tracker to focus the sun's rays on an 1.25 inch pipe filled with oil. The pipe carries away collected heat (oil) at 550 to 600° Farenheit to a large storage tank. The heated oil in the tank provides a steady high temperature to produce steam for turning the turbine generator.

The reflective metal surface of the parabolic troughs totaling 756,000 sq. ft. are mounted in banks on eight subfields and at peak capacity produces 12.5 megawatts. The design permits an excellent efficiency ratio of reflective surface to electricity produced. The plant should provide the electricity needs for about 6,000 typical homes.

The solar technology employed in this system differs from both Solar One and Hesperia's planned solar plant (see article). Solar One reflects the sun's rays from 1,800 mirrors to a boiler on top of a tower. The Hesperia plant will convert the sun's rays directly to electricity, using photovoltaic cells.

According to Don Ferguson, a Southern California Edison division executive assistant, Edison, in addition to providing the plant site, will also act as lead agency in obtaining permits for the project. Electricity produced will be purchased by Edison.

A hoped for operational date is scheduled for October 1983. When operational, it will become the largest "parabolic trough" solar plant in the world, Ferguson said.

The plant will be under construction for about 18 months and provide jobs for up to 80 people. The permanent on-site personnel will number around 20.

Photovoltaic Solar Plant Planned For Hesperia

AVCO Solar Inc., a subsidiary of Atlantic Richfield Company, plans to construct a solar powered electric generating facility in Hesperia. Site of planned construction is a 20 acre plot of Southern California Edison's property adjacent to SCE's Lugo Substation.

The facility, utilizing a photovoltaic system developed by AVCO, converts sunlight to electricity by focusing sunlight on silicon photovoltaic cells. The silicon cells, four inches in diameter, are mounted on modules of about 40 cells to a module. These modules in batteries are mounted on 108 separate solar trackers. The technology employed will be the first of its kind. Electricity produced will be purchased by SCE.

When completed in early 1983, the facility will be three times as large as any photovoltaic plant in the world. It will produce one Magawatt (one million watts) at peak power. This will provide the electrical needs for 300 to 400 typical homes.

A contractor will be utilized providing all labor, supplies, materials, and equipment necessary to grade the land, install trackers, build a control equipment housing facility, and tie-up to the utility. This will provide six months employment for 60 to 70 people. Cost of the total project has not been announced.

It is hoped this experimental facility will lead to improving the state of the art and lower costs. Today, silicon photovoltaic technology is too labor intensive and materials wasting to provide low cost energy. The wafer (cells) are sliced from long cylindrical ingots and about half of the high priced, ultra pure silicon is wasted as "sawdust." The wafer goes through dozens of processing steps, some very expensive.

To overcome these problems, SCE is supporting a Research and Development (R&D) effort to develop the dendritic web process. In this process, a single crystal in the shape of a ribbon is pulled from a container of molten silicon. This ribbon requires fewer processing steps and wastes little silicon compared to slicing wafers from cigar shaped ingots.

SCE also supports a R&D program to reduce cost of solar plant auxiliary and support systems. Their R&D efforts, along with providing land for the photovoltaic solar plant, is consistent with their corporate commitments to the accelerated development of renewable energy sources in the decades of the 80s.

Coal Gasification Plant Under Construction

Construction has begun on the $294 million coal gasification project at Daggett, California, 11 miles east of Barstow. This will be the nation's first power plant that will be fueled by gas derived from coal.

The construction start was made possible when participants in the demonstration project committed additional money to close the funding gap. This included an increase of up to $126 million from the Electric Power Research Institute, the research arm of the electric utility industry.

At its peak, the construction force is expected to reach 450 in the middle of 1983. Completion date is scheduled for June 1984.

The project, using the Texico Gasification Process, is designed to turn 1,000 tons of coal a day into a gas that will produce 100 megawatts of electricity.

Other participants in the project include Bechtel Power Corporation, General Electric Company, Southern California Edison Company, Tokyo Electric Power, and Empire State Electric Research Corporation. The program is still open to other participants to join the project and share in its benefits.

Coal is plentiful in the United States and coal gasification could prove cheaper in the long run and reduce our dependence on high cost imported fuel oil.

Coca Cola Bottling Co. to Open Rancho Cucamonga Warehouse

The Coca Cola Bottling Co. of Los Angeles is currently completing construction of a new sales and distribution center in Rancho Cucamonga with plans to have the facility operational very soon.

The 30,000-square-foot building is located on a 3.8-acre site at the northeast corner of Haven Avenue and Sixth Street, where the firm recently purchased 10 acres and will use the remaining property for future expansion.

Approximately 70 persons will be employed at the distribution center.

The $1.9 million project includes 18,000 square feet of warehouse space, 8,200 square feet of offices, and a 2,000-square-foot fleet service building.

Coca Cola Bottling Co. of Los Angeles purchased the property for $800,000 from Sonlen Enterprises, with Cushman and Wakefield representing both the buyer and seller.

The new facility will replace the firm's existing distribution point in Pomona and will serve the entire San Gabriel and Pomona Valleys as well as the immediate Rancho Cucamonga and Ontario areas.

"Coca Cola Bottling Co. has been a part of this great area since the early 1920s and is proud to continue its involvement in the community," commented Thomas P. Kemp, the firm's President and Chief Executive Officer. "Moving our branch from Pomona to this location exemplifies our commitment to serving the entire area more efficiently."

The building utilizes tilt-up construction with architecturally treated panels.

Coca Cola Bottling Co. of Los Angeles was established in 1902 and is now one of the largest bottling companies in the world with more than 4,000 employees.

• CONVERTER

(Continued from Page 2)

John Rogacs; and IPP Assistant Project Director Vernon Pruett.

Mayor Foster noted the "tremendous economic value of this construction project at a time when the building industry is experiencing a downturn and so many of its workers are in need of jobs."

Supervisor Older pointed out that once completed the converter station will produce approximately $3 million annually in new tax revenue for the County.

The City of Adelanto will also be reimbursed for $6.7 million worth of offsite improvements needed by the project. City Administrator Pat Chamberlaine said this work includes 6.3 miles of water main, 4 miles of road improvements, 3 million gallons of water storage, and 1.6 miles of railroad extension.

• Opportunity '82

(Continued from Page 3)

(representing major banks); Joe E. Millard, Manager for Santa Fe Railroad Industrial Development; Robert B. Rigney, County Administrative Officer; and Ken Willis of the Building Industry Association.

Representing the West Valley were Arnold D. Anderson, industrial realtor; William A. Budge of Ontario Industrial Partners; Joseph N. Dilorio of RC Land Company; Brent Hunter, representing the County Chamber of Commerce Association; and Don Kennard, Manager of Kelsey Axel.

Also representing the West Valley were Ralph Lewis of Lewis Homes; James E. McCormick of Great Plains Western; Richard M. Ortwein, Division President for the Koll Co.; Jeff Sceranka, industrial realtor; and William Wren, Project Manager for Chevron USA Inc.

Steering Committee members from the East Valley were J. Edward Harp, President of Redlands Federal Savings and Loan; William Honeysett, Publisher of the Sun; William D. Kennedy of Campeau Corp. — California; Dr. Douglas R. Moore, President of the University of Redlands; Verne Potter, representing Inland Action; Col. Charles Vickery, Commander of the 63rd Military Airlift Wing; and C. Wayne Wood, Regional Vice-President for First American Title.

Representing the desert were Jule Boldizsar, Yucca Valley developer; William T. Brown, Barstow Area Manager for Edison Co.; George J. Frey, President of Victor Valley Board of Realtors; Irving A. Jennings, Jr. of the Urban Land Institute; and M. William Tilden, Esq. of the California Mining Association.

Beechcraft Building New Repair Center At Ontario Airport

A general aviation aircraft service and repair facility is currently being built at Ontario International Airport by Beechcraft.

The 36,000-square-foot facility will include 30,000 square feet of hangar space and 6,000 square feet of office area.

Construction is taking place on a ten-acre site located at the south side of the airport. The property is being leased from the Los Angeles Department of Airports which operates ONT.

The $1 million facility was designed and is being constructed by Inland Valley Engineering of Fontana.

Completion is scheduled for October.

• HUB CITIES

(Continued from Page 3)

able on a build-to-suit basis, and will be concrete tilt-up construction.

Amenities will include dock-high and ground-level loading in each building, fire sprinkler systems, ample power distribution, as much as 30-foot clearance, and outdoor landscaping.

Another portion of the development will be a 150,000-square-foot shopping center including a food market, home improvement center, drug store, bank, and a fast food outlet. Additional space will be available.

Approximately 300,000 square feet of commercial offices are also being planned on 15 acres of property. These buildings will be one and two-story structures elegantly landscaped using aesthetic and functional designs.

Buildings in the industrial and commercial offices will be available for lease, purchase, or through a joint venture program.

SBE has created a unique program that has particular benefits for users and investors. Corporate officials believe they have removed current high-financing costs and other obstacles which hinder development.

Each joint-venture is specifically designed and financially structured to meet the needs and requirements of the individual user or investor.

SBE has named Marcus W. Meairs Co. of Riverside as exclusive marketing agents for the project. Additional information can be obtained by calling Rick Weizenegger or Larry Taylor at (714) 684-2211.

ROADWAY PLANS TRUCK TERMINAL ON RIALTO SITE

Roadway Express, the nation's largest motor freight carrier, has purchased a 4.6-acre site in Rialto and plans to construct a "neighborhood" motor freight terminal.

The property is located to the southwest from the intersection of San Bernardino and Willow Avenues.

The new facility, also known as a "satellite" terminal, will serve Colton, Fontana, Rialto, Riverside, San Bernardino, and surrounding communities.

Roadway Real Estate Director James Maxwell said this area is currently being served from a terminal in Ontario, but that rapid population growth has necessitated the additional location.

The Rialto terminal will total 3,700 square feet including 2,500 square feet of dock area and 1,100 square feet of office space. There will be 12 loading doors and approximately 15 employees.

Maxwell said the site was selected because of its access to interstate highways and because of its central location in the pick-up and delivery area.

No time table has yet been established for the construction.

Industrial real estate broker for the property transaction was the J. W. Heger Co.

• *Oil Reclamation* ——

(Continued from Page 2)

Gary Brown, Project Manager for Resource Technology.

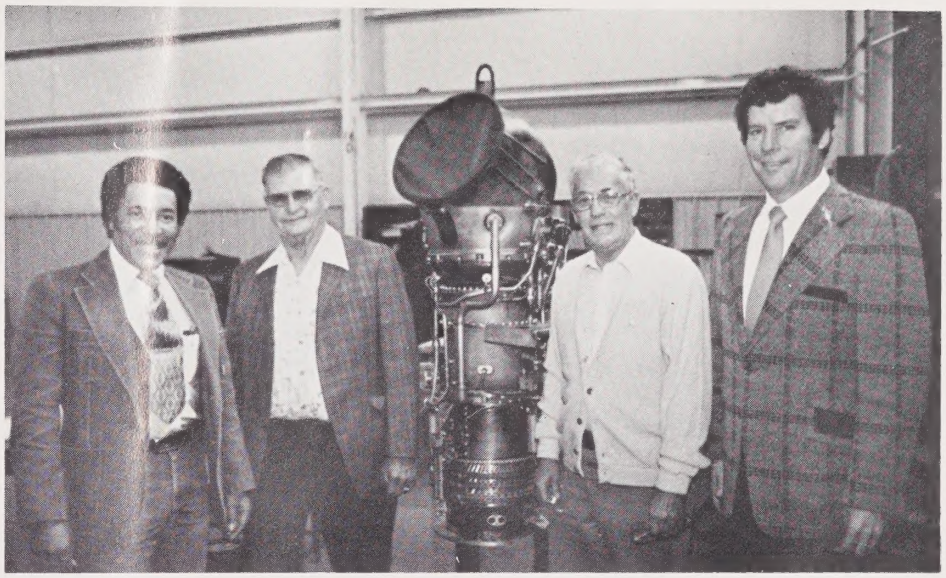
Lakewood Oil President Del Bronson also pointed out that the new process to be used produces no harmful by-products as do other reclamation processes.

In addition, he explained that 96 to 98 percent of the used oil will be salvaged while other processes lose as much as one-half.

Bronson said the process will recover more high-quality oil from one gallon of used oil than can be produced from a barrel of crude.

The president went on to say that, since this product is higher in quality than other reclaimed oils, it will be used as a lubricant rather than being burned.

Preliminary engineering and site preparation has been carried out by Inland Valley Engineering of Fontana. Low-cost construction financing has been arranged through the Bank of America.



County Economic Development Commission Chairman James Gilliam (second from left) discusses helicopter engine with new Commission members on recent tour of General Electric Aviation facility in Ontario. Commissioners are (l to r) Robert Quincey, Jay Thrasher, and Neil Zoller.

Three Local Leaders Appointed To County Economic Commission

Three well-known community leaders have been appointed to the San Bernardino County Economic Development Commission by members of the Board of Supervisors.

Appointed are Robert E. Quincey, Manager of Ontario International Airport, by Supervisor Robert O. Townsend; Jay R. Thrasher, retired veteran educator, by Supervisor Cal McElwain; and Neil Zoller, prominent industrial construction contractor, by Supervisor David L. McKenna.

The Economic Development Commission acts in an advisory capacity to the Board of Supervisors and Economic Development Department in efforts to stimulate industrial growth and produce new employment opportunities.

Quincey became Manager at Ontario International Airport in 1979 after 23 years with the Los Angeles Department of Airports.

He received his bachelor of arts degree in public administration from Los Angeles City University and served in the U. S. Air Force with the Strategic Air Command from 1950 to 1954.

Quincey is a past president of the West Van Nuys Chamber of Commerce and is a member of the Board of Directors for the California Association of Airport Executives.

Thrasher, a 38-year resident of Upland, is retired after 25 years of teaching in the Colton Unified School District.

He served with the U. S. Army during World War II and is a graduate of La Verne College with a master's degree in education.

During his career in Colton, Thrasher twice served as President of the Teachers' Association and is currently a member of the Board of Directors for the Retired California Teachers.

Zoller is President and Chairman of the Board of Inland Valley Engineering Corp. in Fontana.

He has been a resident of the Inland Empire since 1944 and began his construction career in 1957 with Fluor Engineering and J. D. Diffenbaugh, Inc.

Zoller has served as a board member for the Associated General Contractors locally as well as Statewide, and has been a director for the Fontana Chamber of Commerce where he also chaired the Industrial Development Committee.

The County Economic Development Commission is a 15-member body with three members appointed by each member of the Board of Supervisors.

Other members are Juan Archuleta of Hesperia, John Creatura of Redlands, Frank Fleck of Yucca Valley, James Gilliam of Barstow, Frank Gonzales of Colton, Frances Grice of San Bernardino, E. P. Guerra of Apple Valley, Gil Lara of San Bernardino, Mary Parente of Ontario, Paul Pope of Rancho Cucamonga, William Smith of San Bernardino, and Tony Zenz of Ontario.

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HOME LUMBER NOW BUILDING PIONEER PARK

Home Lumber Co. has begun development of a 30-acre industrial park to be located immediately southeast of the City of San Bernardino.

The Pioneer Industrial Park will be located near the intersection of Waterman and Pioneer Avenues, with initial construction including general offices and a wholesale distribution yard for Home Lumber.

The remaining 40 acres will be available for lease in sizes as required, and the developer will build to suit tenant needs.

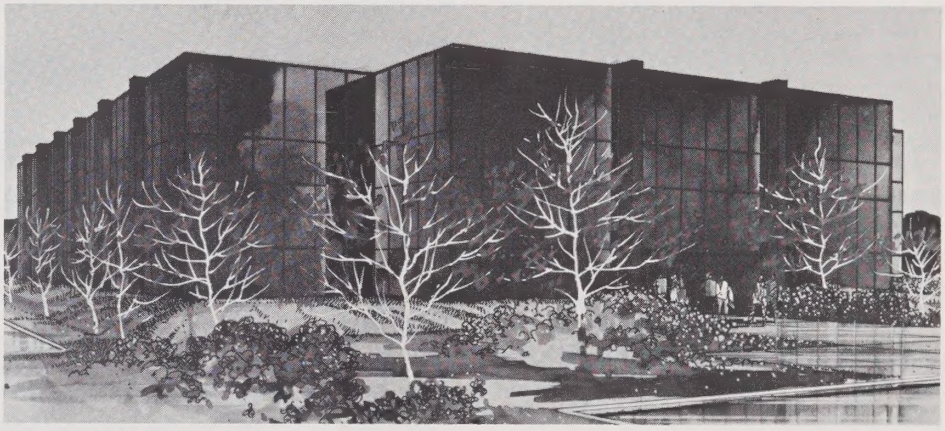
The property is zoned for heavy industry and is rail-served. Home Lumber is providing the streets and all utilities.

The firm will also be remodeling its existing store at 1655 E. Baseline St. in San Bernardino and will open a home center at that location similar to one operated by the company in Hemet.

The home center in Hemet recently won the Home Center of the Year Award in international competition at the Chicago Home Center Show.

Home Lumber's new facility in the Pioneer Industrial Park will sell primarily to contractors, and the two-story office will serve as a central management headquarters for the home centers.

Lease arrangements for the new industrial park are being handled by Walter L. Hoover Real Estate in San Bernardino and information may be obtained by calling (714) 962-0452.



Artist's rendering depicts design of multi-story office building to be constructed near Alabama Street and Interstate 10 as part of the East Valley Complex.

East Valley Complex Underway On 65 Acres at I-10 in Redlands

Work is underway on the 34-acre first phase of a new 65-acre planned business community being developed by Commerce Environments in the City of Redlands.

The project is immediately north of Interstate 10 between California and Alabama Streets, just east of the County Museum.

To be known as the East Valley Complex, the park will include facilities for light industry and wholesale-retail operations, office buildings, lodging, and restaurants. A limited amount of vacant commercial property will also be available for interests desiring to carry-out their own construction.

Developers of the project said the rate of development will depend on demand, but that they anticipate continuous progress.

Commerce Environments is headed by Russ Hatle who is responsible for a number of successful undertakings in the Inland Empire including the Commercenter near Waterman Avenue and Interstate 10 in San Bernardino.

Hatle noted that the East Valley Complex will have excellent visibility from the freeway on which some 62,000 motorists pass daily. He also pointed out that the area within a 25-minute drive of the site has a population of 400,000 persons with an annual purchasing power of $3 million.

Sale and lease arrangements are being handled by Commerce Industrial Brokers at (714) 825-0310.

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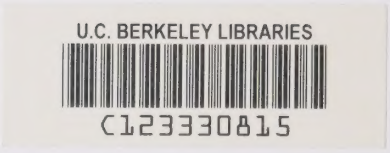

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